

Town of Lebanon
PLANNING AND ZONING COMMISSION
Regular Meeting
Lebanon Town Hall, 579 Exeter Road
Monday, September 21, 2015 – 7:00 PM

MINUTES

Members Present: James Jahoda, Chair
David Fields, Secretary (7:30 p.m.)
Robin Chesmer
Keith LaPorte
Francis Malozzi (7:30 p.m.)
Oliver Manning
Kathleen Smith
Wayne Budney, Alternate

Members Absent: Lanny Clouser, Alt.
Brian Grabber, Alt.

Also Present: Philip Chester, Town Planner
Holli Pianka, Land Use Secretary

- I. The meeting was called to order at 7:00 p.m. at Lebanon Town Hall by Mr. Jahoda who appointed Mr. Budney as a voting member for the meeting in place of Mr. Fields.
- II. Public Hearing:
 - a. **PZ-15-4780:** Town of Lebanon, applicant/owner, 37R West Town Street, Assessors Map 236, Lot 10. Request 2-lot resubdivision.

Chairman Jahoda opened the public hearing at 7:01 p.m., and due to the expected attendance, Mr. LaPorte made a motion, seconded by Mr. Budney, to adjourn the public hearing and meeting to Lyman Memorial High School, 917 Exeter Road at 7:30 p.m. Motion unanimously approved.

At 7:30 p.m., at Lyman Memorial High School, Chairman Jahoda stated that the meeting and public hearing were reconvened.

A legal notice regarding this hearing was published in the Norwich Bulletin on 9/8/15 and 9/16/15 and abutting property owners were mailed a copy of the public hearing notice. Chairman Jahoda read the legal notice into the record.

Mr. Philip Chester, Town Planner presented the application to the public.

Mr. Brandon Handfield, Town Engineer, commented on the application.

Ms. Joyce Okonuk, First Selectman, on behalf of the Board of Selectman, addressed the application.

Mr. Jahoda opened the floor for public comment and heard from the following:

- Robert Zimnock, 51 West Town Street. Not opposed to senior housing but has concerns with existing narrow condition of West Town Street during winter.
- Robert Gentes, 181 West Town Street. In favor of senior housing concept but has concern with existing speed of traffic on West Town Street, and recommends speed bumps and/or one-way traffic pattern.
- Robin (Cravica?). In favor of senior housing.
- Joann Banulski, 504 Goshen Hill Road. Asked if the housing will be permanently used for seniors and if it will be available for residents only.
- Albert Manning, 39 West Town Street. Concern with traffic and thru road condition, and would like housing to be “green”.
- Cathy Russi, 6 Geer Road. Supports senior housing concept.
- Steve Preli, 119 West Town Street. Not for or against senior housing concept but believes that there is not enough emphasis on traffic controls on West Town St.
- Angela Corentin, 80 Lawrence Drive. Selection process?
- Nicole McGillicuddy, 1068 Trumbull Highway. Concern with occupancy restrictions and cost of project to taxpayers.
- Amanda Hardy, Lake Williams Drive. Concern with where the extra tax revenues will go, and prefers they go to schools.
- Tim Fields, 522 Clubhouse Road. Recommends all new traffic go through Doctor Manning Drive.

With no further comments from the audience, Ms. Smith made a motion to close the public hearing, seconded by Mr. Budney. Motion unanimously approved. The public hearing was closed at 8:27 p.m.

Chairman Jahoda called a short recess. The meeting reconvened at 8:40 p.m.

III. New Business:

Ms. Smith made a motion, seconded by Mr. Budney, to add the following under New Business: Discuss and act on application **PZ-15-4780**. Motion unanimously approved.

- a. **PZ-15-4780:** Town of Lebanon, applicant/owner, 37R West Town Street, Assessors Map 236, Lot 10. Request 2-lot resubdivision. Discuss and act.

The Commission discussed the concerns of residents regarding existing traffic on West Town Street and any to modifying the street to slow traffic while maintaining its character.

Ms. Smith made a motion to approve application #PZ-15-4780, seconded by Mr. Budney. Motion unanimously approved.

- b. **PZ-15-4855:** 554 Exeter Road, Assessors Map 235, Lot 53. Savings Institute Bank & Trust, owner/applicant. Installation of fence enclosure for trash containers.

Mr. Chester noted that the Design Review Board had met at the site and issued a positive report on the application.

Mr. Malozzi made a motion to approve application, seconded by Ms. Smith. Motion unanimously approved.

- c. Approval of the 2016 PZC Meeting Calendars:
Mr. Malozzi made a motion, seconded by Mr. Chesmer, to approve the PZC and PZC Subcommittee 2016 Calendar of Meeting Dates. Motion unanimously approved.

Ms. Smith made a motion, seconded by Mr. Malozzi, to add application PZ-15-4856 under New Business. Motion unanimously approved.

- d. PZ-15-4856: Lebanon Green Winery (William Landon, owner), 589 Exeter Road, Assessors Map 246, Lot 58. Request sign permit.

Mr. Chester noted that the Design Review Board had met at the site and issued a positive report on the application.

Mr. Malozzi made a motion to approve the application, seconded by Mr. Budney. Motion unanimously approved.

IV. Old Business:

- a. **PZ-14-3597:** 122 Waterman Road, Assessors Map 251, Lot 5. Request for site plan modification per Zoning Sec.7.7. for alternative pavement treatment and new vehicular entrance.

Jon Sczurek, PE, was present. Plan shows adequate site lines from either side that meets subdivision regulations. "Do not enter" signage will be installed. New entrance to be used by farm wagon equipment and delivery trucks only.

Mr. Handfield, Town Engineer, concurred with applicant's statements.

Mr. Malozzi made a motion, seconded by Mr. Chesmer, to approve the application. Motion unanimously approved.

- b. **PZ-15-4722:** Joseph Wyspianski, owner, 47 Williams Crossing Road, Assessors Map 218, Lot 21. Two lot subdivision.

The Commission reviewed Mr. Handfield's letter.

Mr. LaPorte made a motion, seconded by Mr. Budney, to approve the application with the following conditions:

1. **Applicant will pay \$2,500. Fee in lieu of open space at time of sale or transfer of new (industrial) lot.**
2. **Amend plan to show the 50-foot green line belt between industrial and residential property per Zoning Regulations.**

Motion unanimously approved.

- c. Dennis Wengloski (owner), acceptance of new bond for closing of former Earth Excavation facility on Goshen Hill Road Extension and release of previous bond. Assessors Map 258, Lot 28.

Mr. Chester informed the Commission that Mr. Wengloski had obtained a new \$10,000 bond for “landscaping” and that Commission Counsel has advised that it be amended to read landscaping for earth excavation closure with the address. This item will be placed on next month’s agenda.

- d. Reappointments to Village Design Review Board
Mr. Malozzi made a motion, seconded by Mr. Manning, to reappointment Ellen McCauley and Dr. Zickman to the Village Business District Design Review Board. Motion unanimously approved.

V. Town Planner’s Report: None.

VI. Approval of Minutes:

- a. **Mr. Malozzi made a motion, seconded by Ms. Smith, to approve the August 17, 2015 Regular Meeting Minutes as presented. Motion unanimously approved.**
- b. **Kathleen Smith made a motion, seconded by Wayne Budney, to approve the August 31, 2015 Special Meeting Minutes as presented. Motion unanimously approved. Abstained: Malozzi.**

VII. Correspondence: Summer 2015 Joshua’s Trust on file.

VIII. Adjournment:

Keith LaPorte made a motion to adjourn, seconded by Francis Malozzi. Motion unanimously approved and meeting adjourned at 9:30 p.m.

Respectfully Submitted,
Holli E. Pianka, Land Use Secretary
September 21, 2015

(Minutes are unapproved as of transcription date.)